103.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,900 / 971,900
					USE VALUE:	971,900 / 971,900
					ASSESSED:	971,900 / 971,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARABEDIAN NIKKI D
Owner 2:	BARSAMIAN LORI J/MALCOLM
Owner 3:	
Street 1:	70 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARABEDIAN NIKKI D -
Owner 2:	GARABEDIAN LORI J -
Street 1:	70 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,340 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15340.000	355,800		616,100	971,900
Total Card	0.352	355,800		616,100	971,900
Total Parcel	0.352	355,800		616,100	971,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.13 | /Parcel: 411.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	66412
GIS Ref	
GIS Ref	
Insp Date	09/20/18

!8218!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,700	0	15,340.	616,100	971,800	971,800	Year End Roll	12/18/2019
2019	101	FV	311,200	0	15,340.	616,100	927,300	927,300	Year End Roll	1/3/2019
2018	101	FV	320,100	0	15,340.	528,100	848,200	848,200	Year End Roll	12/20/2017
2017	101	FV	320,100	0	15,340.	492,900	813,000	813,000	Year End Roll	1/3/2017
2016	101	FV	320,100	0	15,340.	422,500	742,600	742,600	Year End	1/4/2016
2015	101	FV	318,700	0	15,340.	378,500	697,200	697,200	Year End Roll	12/11/2014
2014	101	FV	318,700	0	15,340.	350,300	669,000	669,000	Year End Roll	12/16/2013
2013	101	FV	318,700	0	15,340.	334,000	652,700	652,700		12/13/2012

PRINT

Date	Time
12/10/20	22:47:46

LAST REV

Date	Time
10/04/18	11:19:42
mmcmakin	
8218	

USER DEFINED

Prior Id # 1:	66412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARABEDIAN NIKK	49737-426		7/6/2007	Family	99	No	No		
GARABEDIAN NIKK	28296-33		3/12/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	623	Redo Bat	17,000					
3/7/2012	199	Redo Kit	25,000	C				
10/7/2005	935	New Wind	21,059			G7	GR FY07	46 REPL WNDWS
7/11/2001	464	Redo Bat	15,000	C				REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
5/30/2012	Info Fm Prmt	MM	Mary M
2/18/2009	Meas/Inspect	163	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
9/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15340		Sq. Ft.	Site		0	70.	0.57	4									616,136						616,100	

Total AC/HA:	0.35216	Total SF/SM:	15340	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	616,136	Spl Credit		Total:	616,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	127029
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398914
Depreciation:	43083
Depreciated Total:	355832

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

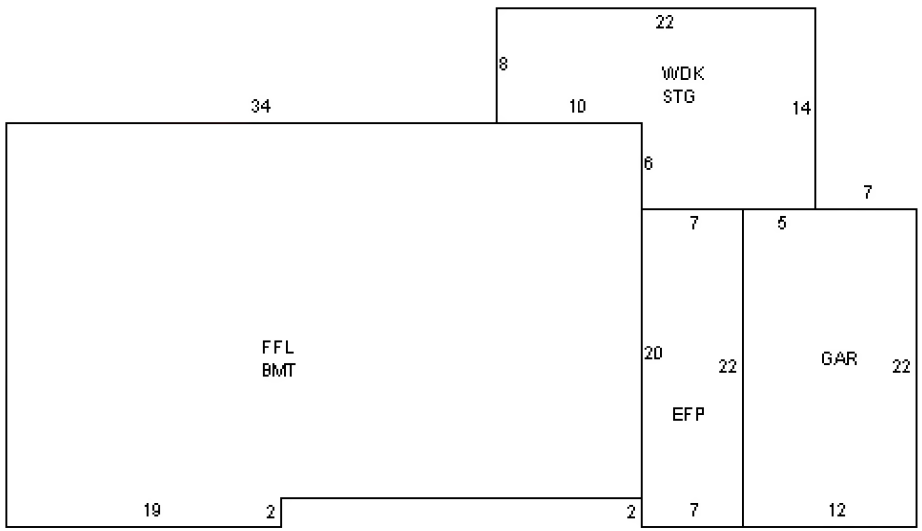
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	108.54
Final Total:	355800	Val/Su SzAd	301.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,182	85.490	101,051
FFL	First Floor	1,182	129.530	153,107
GAR	Garage	264	24.710	6,525
STG	Storage	248	6.870	1,705
WDK	Deck	248	10.130	2,513
EFP	Enclos Porch	154	45.350	6,984

Net Sketched Area:	3,278			Total:	271,885
Size Ad	1182	Gross Are	3278	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	